

MODULAR HOME PERMIT GUIDE



www.talbotcountymd.gov

28712 Glebe Road, Suite 1
Easton, MD 21601
410-770-6840

The Department of Permits and
Inspections
Talbot County, Maryland

Building Permit

- A building permit is required prior to construction of a Modular Home in Talbot County. A building permit application may be obtained from the Talbot County Department of Permits and Inspections located at 28712 Glebe Road, Suite 1, Easton, Maryland. Office hours are between 8:00 a.m. and 4:30 p.m. Monday – Friday. A fee for a building permit is based upon the value of the construction. Each applicant is required to fill out the **entire** permit application and sign and date the bottom.
- To apply for a building permit, an applicant must provide four (4) copies of a plot plan (a drawing of the property also referred to as a site plan). Must be drawn to a standard scale(ex:1”=10’,20’,30’,40’,50’,100’) The plot plan shall show all property lines with dimensions, all existing structure(s), well(s), septic system, sewage disposal area(s), driveway and the location of the proposed modular home. The plot plan may be prepared by the applicant or by a competent professional familiar with the application requirements provided the drawing(s) is accurate, legible and to scale.
- Three (3) copies of the construction drawings from the Modular Home dealer. The construction drawings shall show all construction details as they pertain to the Modular Home. The following is required: Three (3) sets of plans acquired from the Modular Home dealer certifying that the unit is in compliance with the Maryland Department of Housing & Community Development; foundation plans showing dimensions, size and depth of footers, size of foundation walls and size and spacing of piers and vent location; floor plans; cross section plan showing construction detail from footer to ridge beam; elevations showing height, roof pitch, ventilation; and roof and siding material.
- In addition to the building permit, electrical and plumbing permits will be required for any electrical or plumbing work associated with the Modular Home Unit construction. These permits are not applied for until the building permit is issued.
- Three inspections are required for this construction:
 1. A setback and footer inspection is required after the excavation of the trench and prior to the pouring of concrete.
 2. A foundation inspection is required after the foundation has been

completed and prior to backfilling, (if required).

3. Final plumbing, electrical, and building inspections will be performed following completion of the Modular Home Unit and any other related construction associated with the project. To request inspections, please contact the Department of Permits and Inspections at 410-770-6840 prior to 3:30 p.m. Monday – Friday.
- Construction must begin within nine months and be completed within eighteen months.

This permit guide may not address all situations but is intended to provide general information for the permitting process.